

PB# 80-11

YWCA

YWCA

80-11

6/29/80
6/80 844.
Approved
filed with T.C.
July 25, 1980
844.



Oxford Penclaflex

STOCK No. 753 1/3

MADE IN U.S.A.

Memo FROM: Town Engineer

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

received 6/24/80
sh

TO:

Ernest Spignardo, Chairman
Planning Board

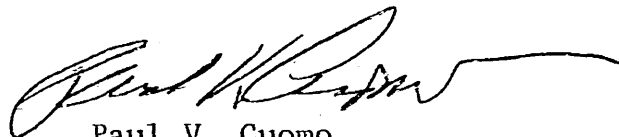
DATE:

June 24, 1980

SUBJECT: YWCA

—FOLD HERE—

I have reviewed subject Site Plan and have found them acceptable in regards to drainage, road access, site distances and general site layout.



Paul V. Cuomo

TOWN ENGINEER

PVC/sh

by _____



COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

July 3, 1980

Re: Y.W.C.A.
Union Avenue, C.R. 69

Mr. Ernest Spignardo
Chairman, Town of New Windsor Planning Board
Enries Tailor Shop, Route 32
New Windsor, New York 12550

Dear Mr. Spignardo:

On Friday, May 30, 1980, I met with Donald Moller, Landscape Architect working with Whitfield and Remick, Architects. At that time, I inspected the site of the proposed Y.W.C.A. to be built on Union Avenue, C.R. 69 in the Town of New Windsor.

There are no problems as relates to sight distance and driveway grades; therefore, approval is hereby granted to ingress and egress to and from County Road 69 at the location shown on the site plan.

Prior to construction, the owner must secure a driveway permit from this department. Please contact Mr. William E. Duggan, Senior Engineer, Department of Public Works, for the application. and for any information relating to special requirements.

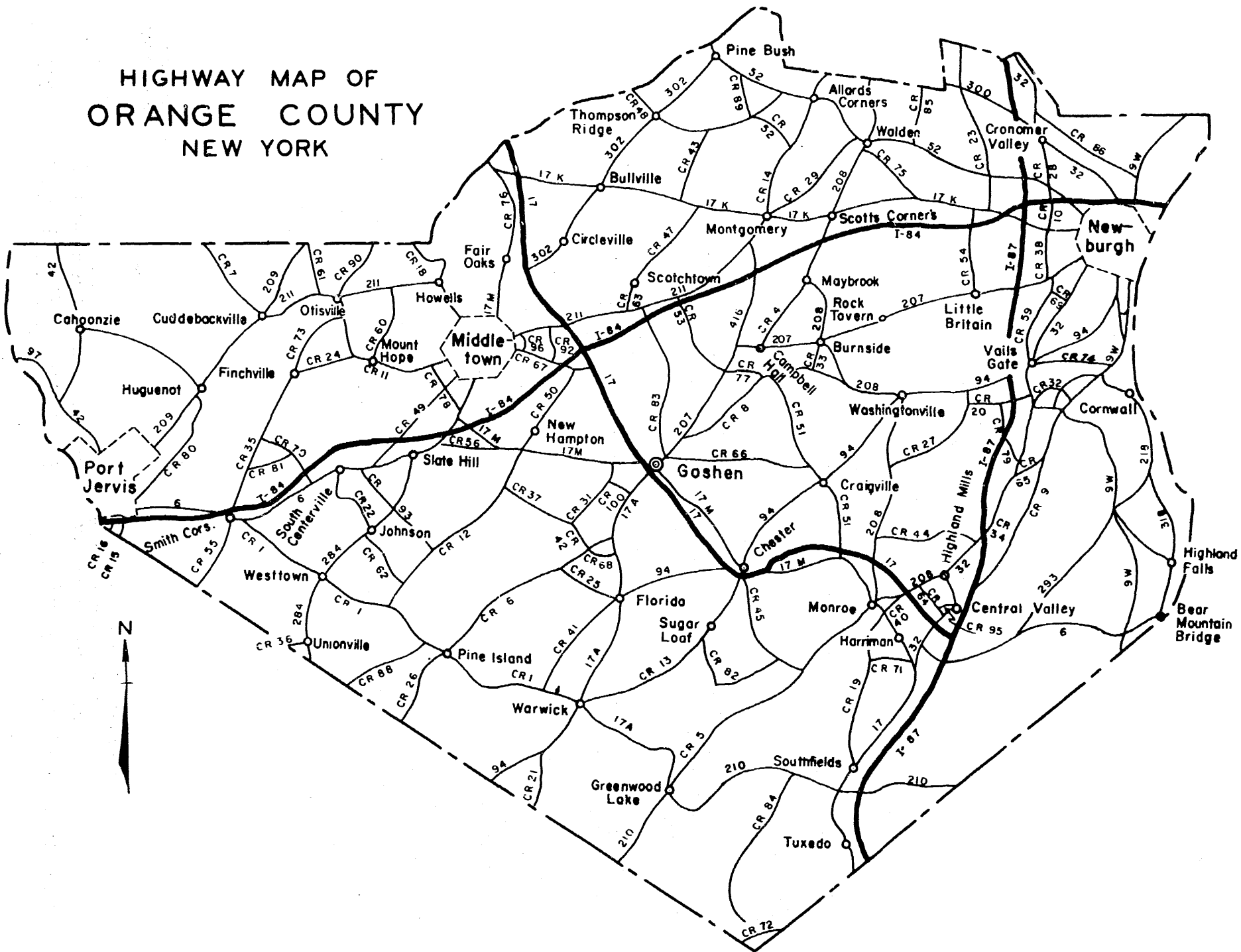
Very truly yours,

LOUIS J. CASCINO
COMMISSIONER

LJC:rjc

cc: John A. Petro, Town Supervisor
Paul Cuomo, Town Engineer

HIGHWAY MAP OF ORANGE COUNTY NEW YORK





COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

June 20, 1980

Re: Y.W.C.A.
Union Avenue, C.R. 69

Mr. Ernest Spignardo
Chairman, Town of New Windsor Planning Board
Enries Tailor Shop, Route 32
New Windsor, New York 12550

Dear Mr. Spignardo:

On Friday, May 30, 1980, I met with Donald Moller, Landscape Architect working with Whitfield and Remick, Architects. At that time, I inspected the site of the proposed Y.W.C.A. to be built on Union Avenue, C.R. 69 in the Town of New Windsor.

There are no problems as relates to sight distance and driveway grades; therefore, preliminary approval is hereby granted to ingress and egress to and from County Road 69 at the location shown on the preliminary site plan.

Final approval will be granted subsequent to submittal of final plans to this office.

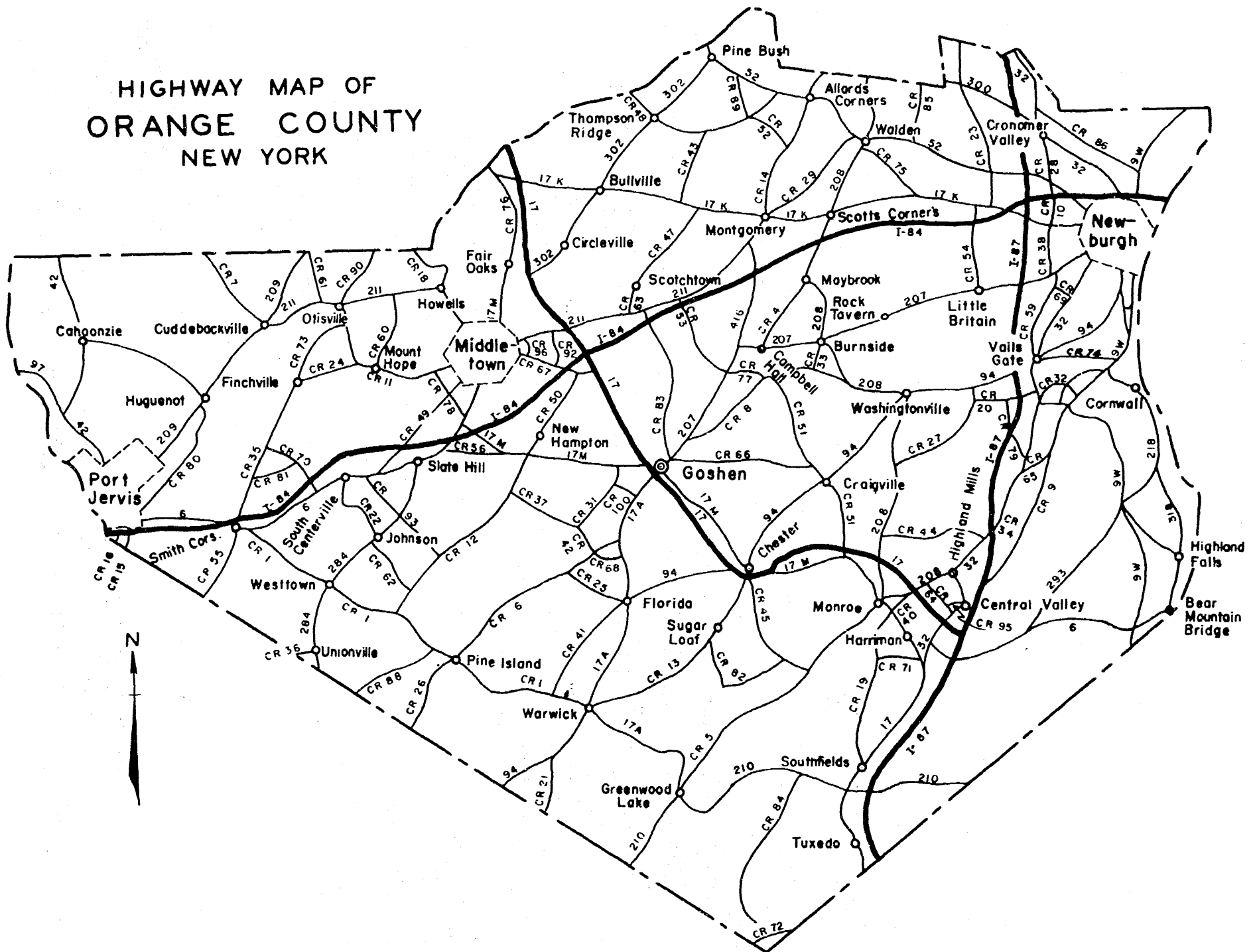
Very truly yours,

Louis J. Cascino
COMMISSIONER

LJC:rjc

cc: John A. Petro, Town Supervisor
Paul Cuomo, Town Engineer

HIGHWAY MAP OF ORANGE COUNTY NEW YORK





COUNTY OF ORANGE

Received
Department of Planning

124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, Commissioner

Richard S. DeTurk, Deputy Commissioner

June 24, 1980

Mr. Ernest Spignardo, Chairman
Town of New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Preliminary Site Plan Proposed Orange Area Y.W.C.A.

Dear Mr. Spignardo:

We have this day received your request for review and comments on the above previously forwarded to us by Gene Kolman, of the Orange County Department of Public Works.

We have no problems with the site plan as designed, or the use, and hereby grant Orange County Department of Planning approval consistent with the applicable provisions of Article 12-B, Section 239, paragraphs 1 and m, of the General Municipal Law of the State of New York.

In granting our approval, it does not relieve the Town of its responsibility for bringing the use into conformity with existing zoning and current planning thinking. As matters stand, the use is not permitted either as a matter of right or by special permit of the Zoning Board of Appeals. Nor is there a case to support the granting of a use variance by the Zoning Board of Appeals. The only proper way to have handled this matter was for either the Planning Board or the applicant to have requested of the Town Board consideration of either a zoning map or schedule change. Either would have been acceptable from a planning standpoint.

We think it is not too late to hand this matter in this way. Our own preference would be to amend the map to show R-4

Mr. Ernest Spignardo
Re: Preliminary Site Plan
Proposed Orange Area Y.W.C.A.

-2-

June 24, 1980

Whichever course the Town favors will be acceptable to us. Our concern is that the Town Board not the Zoning Board of Appeals be the responsible body for affecting this change and the legitimacy of the Y.W.C.A. in performance of its service to the community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter Garrison".

Peter Garrison
Commissioner of Planning

PG:mj

cc: John A. Petro, Supervisor
Mark Stortecky, Chairman, ZBA

YOUNG WOMEN'S CHRISTIAN ASSOCIATION

MEMBER AGENCY
OF THE
ORANGE AREA UNITED FUND

YWCA
Box 6038, Stewart Airport
New Windsor
Newburgh, N. Y. 12550
564-6050

MEMBER
YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE U. S. A.

May 27, 1980

Mr. Ernest Spignardo, Chairman,
Planning Board and Planning Board Members,
Town of New Windsor,
New Windsor Town Hall,
New Windsor, New York, 12550.

Gentlemen:

The Board of Directors of the Orange Area Young Women's Christian Association respectfully requests that all Planning Board fees be waived.

We appreciate your consideration of this request.

Sincerely,

Janet C. Gruenhagen

Janet C. Gruenhagen, President
Board of Directors
Orange Area Y. W. C. A.

JCG/hfs



COUNTY OF ORANGE

Department of Planning

124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

*Received Planning
Bel. 6/12/80
SKL*

Peter Garrison, Commissioner

Richard S. DeTurk, Deputy Commissioner

June 10, 1980

Mr. Ernest Spignardo, Chairman
Town of New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Site Plan - Orange Area
YWCA - C.R. #69

Dear Mr. Spignardo:

We recently received from County DPW a site plan on the above proposal. Before we can review the plan, we require a letter from the Planning Board requesting our formal review and comment.

We will write a review letter to the Board as soon as we receive proper notification pursuant to the provisions of the General Municipal Law.

Very truly yours,

Joel Shaw
Senior Planner

JS/mh

received 6/25/80
sh

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD ✓
TOWN BUILDING/ZONING INSPECTOR

FROM: ZONING BOARD OF APPEALS

SUBJECT: APPLICATION #80-10 - Y.W.C.A.

DATE: June 24, 1980

Please be advised that the above application for a use variance was granted at the June 23, 1980 session of the Zoning Board of Appeals.

Pat

/pd

received 6/25/80
sh.



1763

TOWN OF NEW WINDSOR

955 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

June 24, 1980

NORTHROP and STRADAR
P. O. Box 2395
388 Broadway
Newburgh, N. Y. 12550

Attn: Stewart P. Glenn, Esq.

RE: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF NEWBURGH
Application for Use Variance for Lands
565 Union Avenue (Section 4, Block 2, Lot 3.222)

Dear Mr. Glenn:

This is to advise that the above application for a use variance was granted at the June 23, 1980 session of the New Windsor Zoning Board of Appeals.

Formal decision will be drafted in the interim and acted upon at an upcoming session of the Board. I will then transmit a copy to you by return mail.

Very truly yours,

A handwritten signature in cursive script that reads 'Patricia Delio'.

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Town Planning Board - Attn: Ernest Spignardo, Chairman ✓
Town Building/Zoning Inspector Collett



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

*received 6/6/80
sh.*

June 5, 1980

Janet C. Gruenhagen, President
Board of Directors
Orange Area Y.W.C.A.
Box 6038, Stewart Airport
Newburgh, New York 12550

Dear Ms. Gruenhagen:

This letter will serve as official notice that the New Windsor Town Board waived the fees for your organization with reference to the following: Planning Board, Zoning Board of Appeals, Building Permit and Certificate of Occupancy.

Your continued efforts to bring joy to the area communities is most appreciated. Please accept my personal best wishes for continued success.

Looking forward to having you as a neighbor.

Sincerely,

PAULINE G. TOWNSEND
Town Clerk

cc: Planning Board ✓
Zoning Board of Appeals
Building Inspector

CC: Town Planning Bd.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x
In the Matter of the Application of
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF
NEWBURGH.

DECISION GRANTING
USE VARIANCE.

#80-10.
-----x

WHEREAS, YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF NEWBURGH,
P. O. Box 6038, Stewart Airport, New Windsor, N. Y., has made application
for a use variance to construct a recreation and meeting facility in a
Planned Industrial (PI) zone to be located at 565 Union Avenue, adjacent
to Town Hall; and

WHEREAS, a public hearing was held on the 23rd day of June,
1980 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, the applicant was represented by Stewart P. Glenn,
Esq. of Northrop and Stradar, 388 Broadway, Newburgh, N. Y.; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor
makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows that strict adherence to the local law
would deprive the applicant and the community of the reasonable use of
the premises as an educational, developmental and recreational facility
and would create an unnecessary hardship for applicant and residents of
Town.

3. The evidence shows that the proposed use would not be injurious to the neighborhood and would serve as an ideal transitional buffer between the residential zone on the north and the industrial property to the south and west.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence shows that the plight of the applicant was due to unique circumstances and not to general conditions suffered by other persons within the zone.

2. The evidence shows that the application as presented will not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: July 14, 1980.


Chairman

BASIL A. PATERSON
Secretary of State



STATE OF NEW YORK
DEPARTMENT OF STATE
162 WASHINGTON AVENUE
ALBANY, NEW YORK 12231

YWCA

May 29, 1980

Ernest Spignardo
Chairman,
New Windsor Planning Board
317 Windsor Highway
New Windsor, New York 12550

Dear Mr. Spignardo:

This is in response to your recent telephone inquiry regarding the applicability of municipal zoning regulations to a YWCA facility.

As I indicated in our conversation, the doctrine of immunity from zoning regulations applies to governmental entities only. The reasoning being that by the very nature of things, a municipality must have the power to select the site of buildings or other structures for the performance of its governmental duties. Nehrbas v. Incorporated Village of Lloyd Harbor, 2 N.Y.2d 190, 159 N.Y.S.2d 145 (1957).

A YWCA building would therefore, we believe, be subject to all applicable zoning regulations since it is not a government building used for the performance of a governmental activity.

We hope this information is of assistance to you.

Sincerely,

A handwritten signature in cursive script, reading "A. Kevin Crawford".
A. Kevin Crawford
Attorney

AKC/wly

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS
SUBJECT: PUBLIC HEARING BEFORE ZBA - June 23, 1980
DATE: June 11, 1980

Please be advised that there is one public hearing scheduled to be heard before the ZBA on Monday Evening, June 23, 1980:

8 p.m. Application for Use Variance of
Y. W. C. A. for a meeting and recreation
facility on Union Avenue (PI) zone.

I have attached hereto copies of the public hearing notice which will appear in The Sentinel on tomorrow's date and pertinent applications.

Pat

/pd

Attachments

cc: Town Building/Zoning Inspector

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New York will hold a Public Hearing
pursuant to Section 48-33A of the Zoning Ordinance on the
following proposition:

Appeal No. 10

Request of Y. W. C. A.

for a VARIANCE ~~XXXXXXXXXXXXXXXXXX~~ of
the regulations of the Zoning Ordinance, to permit
meeting and
construction of/recreation facility

being a VARIANCE ~~XXXXXXXXXXXXXXXXXX~~ of

Section 48-9 -- Table of Use Regulations - Col.A

for property situated as follows:

565 Union Avenue, adjacent to Town Hall, Town of
New Windsor, N. Y.

SAID HEARING will take place on the 23rd day of June, 1980,
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.
beginning at 8 o'clock P. M.

VINCENT BIVONA
Chairman

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name Young Women's Christian Association
Address Box 6038 Stewart Airport P.O. New Windsor N.Y.
12550

1. Owner of the property YWCA
2. Location of the property:
UNION AVENUE
3. Zone area R.I.
4. Nature of business:
YWCA
5. Lot size: Front _____ Rear _____ Depth _____
6. Building setbacks: Front yard _____ Rear yard _____
Side yards _____
7. Dimensions of new building 11000 Sq Ft.
Addition _____

If addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed:

(APPLICANT)

Maps Required for:

Planning Board
Highway Dept.
Sanitation Dept.
Water Dept.
County Planning Board
Building Inspector

Action of the Zoning Board of Appeals

approved site plan 4/25/80 SH.

Site Approved

fees waived

ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

80-10
(Number)

6/10/80
(Date)

I. Applicant information:

- (a) Young Women's Christian Association of Newburgh
(Name, address and phone of Applicant)
- (b) P. O. Box 6038, Stewart Airport, New Windsor, New York 12550
~~XX~~ 564-6050
- (c) Northrop and Stradar, 388 Broadway, P. O. Box 2395,
(Name, address and phone of attorney)
- (d) Newburgh, New York 12550 561-8000
~~XX~~

II. Application type:

- ☒ Use variance
☐ Area variance
☐ Sign variance
☐ Special permit

III. Property information:

- (a) P I 565 Union Avenue 4 2 3.222 5.9 acres
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 9/12/78
not within last 10 years
- (e) Has property been subdivided previously? / When?
- (f) Has property been subject of variance or special permit previously? NO When?
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO. If so, when
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO
-
-

☒ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table P I, Column A, to allow

Education, developmental and recreational facility
(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Strict adherence to the local law would deprive applicant and the community of the reasonable use of the premises as an educational, developmental and recreational facility and would create an unnecessary hardship for applicant and the residents of the Town. Unnecessary hardship would result if applicant is denied the proposed use of the premises because the construction of a long awaited and much needed community facility, which is in keeping with the present character of the neighborhood, will be prevented. Such proposed use in in the public interest, is within the spirit of the local law and is in harmony with the general purpose of the law. Such proposed use would not be injurious to the neighborhood and would serve as ideal transitional buffer between the residential zone on the north and the industrial properties to the south and west.



V.

Area variance:

(a) Area variance requested from New Windsor Zoning Local Law,
Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>/</u> _____	<u>/</u> _____	<u>/</u> _____
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* $\frac{\%}{}$ _____	$\frac{\%}{}$ _____	$\frac{\%}{}$ _____
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.



VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
The safety, health, welfare, comfort and convenience of the nearby residents (including the Town) and the public will be safeguarded adequately. The proposed use will transform a parcel of unimproved realty which has laid fallow for many years, which has been zoned under various classifications and which could not be sold until purchased by applicant, into a well landscaped, attractive facility which will be an asset to the community. As is set forth on the site plan which is a part of this application, proper drainage, landscaping, parking, etc., will be provided, all subject to the site plan review of the Planning Board.



IX. Attachments required:

- ___ Copy of letter of referral from Building and Zoning Inspector.
 - ___ Copy of contract of sale, lease or franchise agreement.
 - ___ Copy of tax map showing adjacent properties
 - 3 Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
 - ___ Copy(ies) of sign(s) with dimensions.
 - ___ Check in amount of \$ _____ payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ___ Other

X. AFFIDAVIT

Date June 10, 1980

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

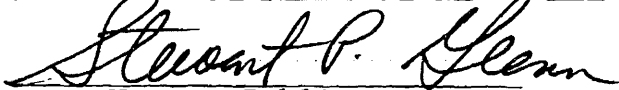
YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF NEWBURGH

By: Robert P. Watkins Chairman, Board
(Applicant) of Trustees

Robert O. Weltzien

Sworn to before me this

10th day of June, 19 80.



Notary Public

STEWART P. GLENN

Notary Public, State of New York

Qualified in Orange County

My commission expires Mar. 30, 19 81

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

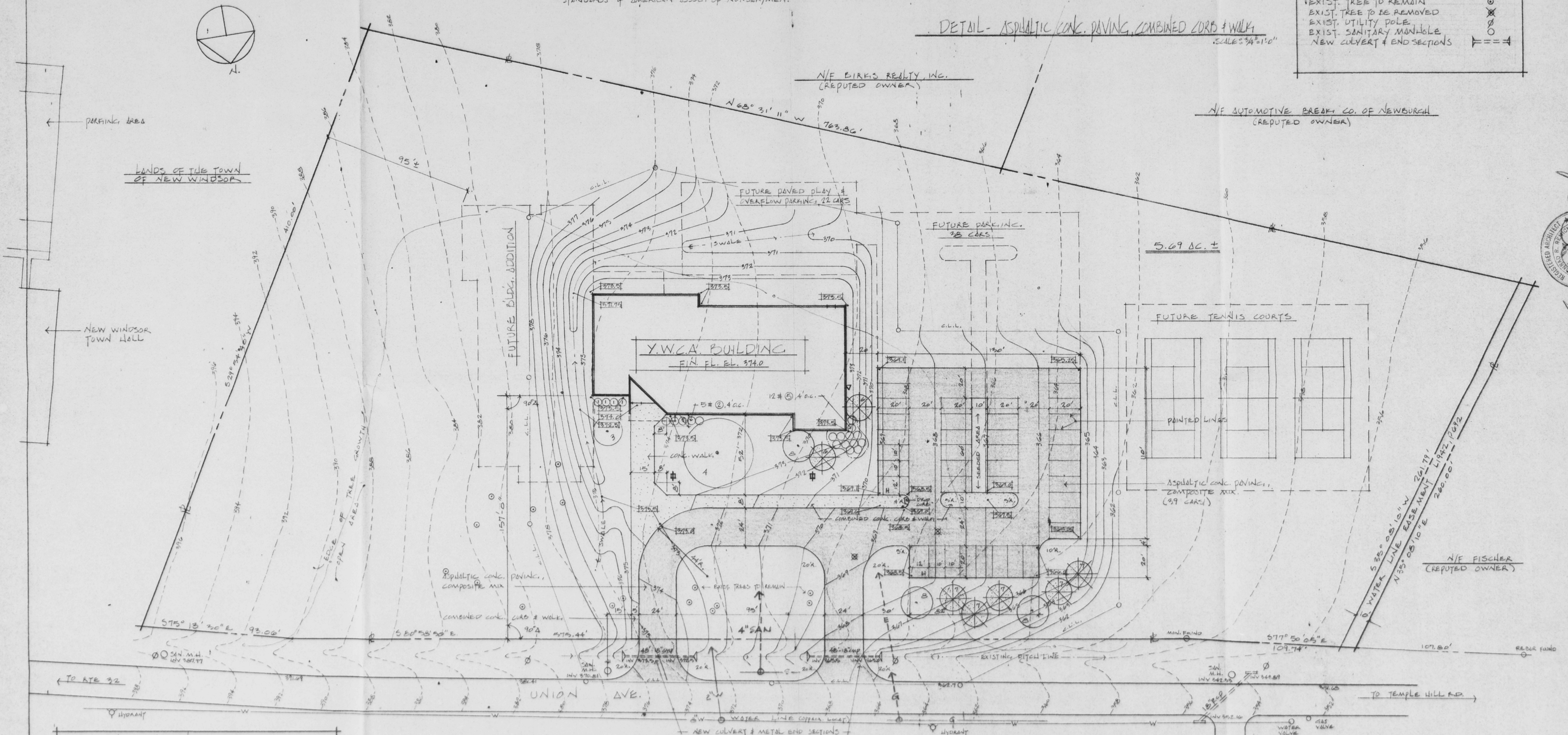
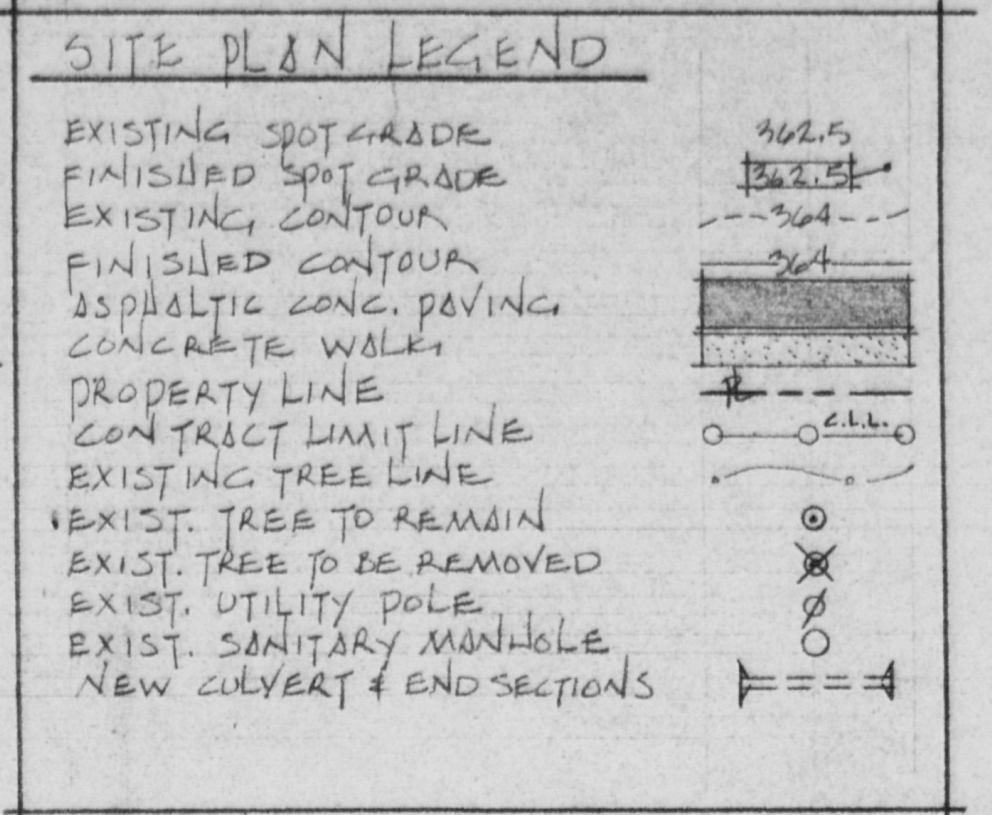
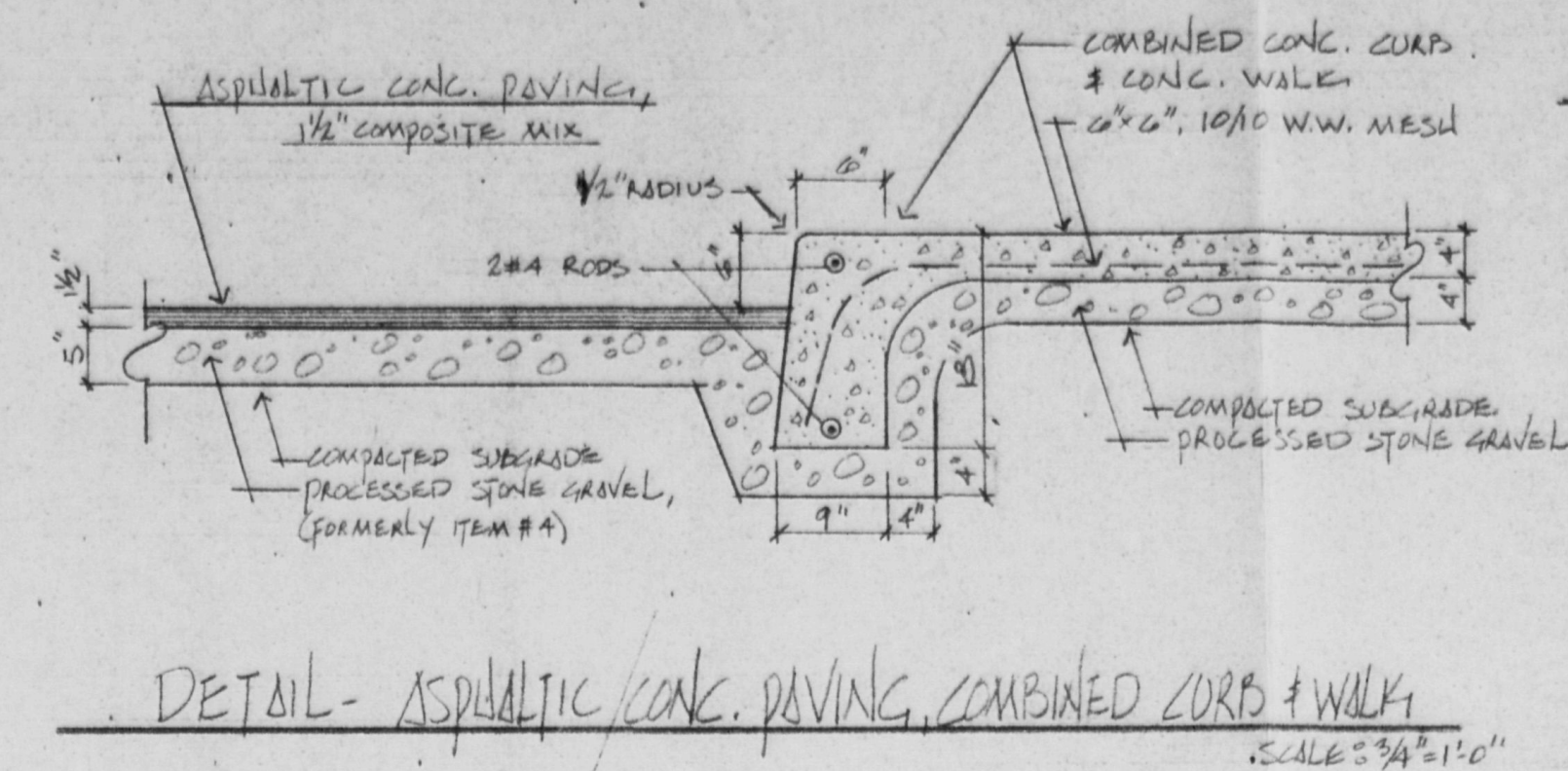
Special Permit is _____

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QUNT.
1.	PRUNELLA LATIFOLIA	MOUNTAIN LAUREL	24"-30"	4
2.	TAXUS CUSPIDATA DENS	DENSE JAPANESE YEW	24"-30"	5
3.	QUERCUS ALBA	EUROPEAN WHITE OAK	8"-10"	1
4.	GLADSTONIA TRILO. WERMIS	SILVERMASTER LOCUST	24"-30"	12
5.	JUNIPERUS COMM. PITZERIANA	PITZER'S JUNIPER	24"-30"	2
6.	PINUS NIGRA	AUSTRIAN PINE	6"-7"	5
7.	PINUS STROBUS	WHITE PINE	6"-7"	3
8.	MAHONIA HOPEA	HOPES CRABAPPLE	6"-7"	3

NOTE:
ALL PLANTS SHALL BE BURLAP OR POTTED TO MEET CURRENT STANDARDS OF AMERICAN ASSOC. OF NURSEYMEN.



GENERAL NOTES:

1. TOPOGRAPHIC SURVEY & PROPERTY LINE INFORMATION FROM SURVEY BY VINCE DOCK, P.L.S., #04004, DATED 5/6/80.
2. CONTRACTOR TO VERIFY ALL LINES & GRADES BEFORE BEGINNING WORK & INSPECT EXISTING TREES, ROCKS, ETC. THAT REQUIRE REMOVAL.
3. STRIP ALL TOPSOIL TO FULL DEPTH IN ALL PAVED & BUILDING AREAS, & STOCKPILE FOR FUTURE USE IN LAWN AREAS.
4. ALL AREAS OF THE SITE WITHIN THE CONTRACT LIMIT LINE, EXCEPT BUILDING, & PAVED AREAS, TO RECEIVE 6" OF TOPSOIL & SHALL BE SEEDDED.
5. NEW CULVERT & METAL END SECTIONS AT EACH PAVED DRIVE ARE PART OF THIS CONTRACT.
6. NEW PLANTING PART OF THIS CONTRACT.
7. POLE LIGHT
8. BUILDING MOUNTED LIGHT

SITE PLAN

ORANGE DRESS YWCA
UNION AVE., NEW WINDSOR, N.Y.
WITFIELD & KEMICK, ARCHTS.
DONALD C. MOLLER, LANDSCAPE ARCHT.

6/23/80

SCALE: 1"=30'-0"

UTILITY NOTES

1. NEW 4" SANITARY LINE TO BE CONNECTED TO 6" TRANSITE LINE IN STREET
2. NEW 2" DOMESTIC WATER LINE TO BE CONNECTED TO 6" MAIN IN STREET
3. UTILITY CO. TO PROVIDE GAS SERVICE
4. UTILITY CO. TO PROVIDE UNDERGROUND ELEC. SERVICE FROM POLE TO HAD MOUNT TRANSFORMER IN REAR OF BUILDING

Final site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 6-25-80
Ernest Spignardo
Chairman

